

PT WILLIAM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1645/824
ESMT IN OR 298/418

RADTKE ROBERT B & JARAH C
96100 DOLPHIN WAY
YULEE, FL 32097

2023

50-3N-28-0000-0041-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

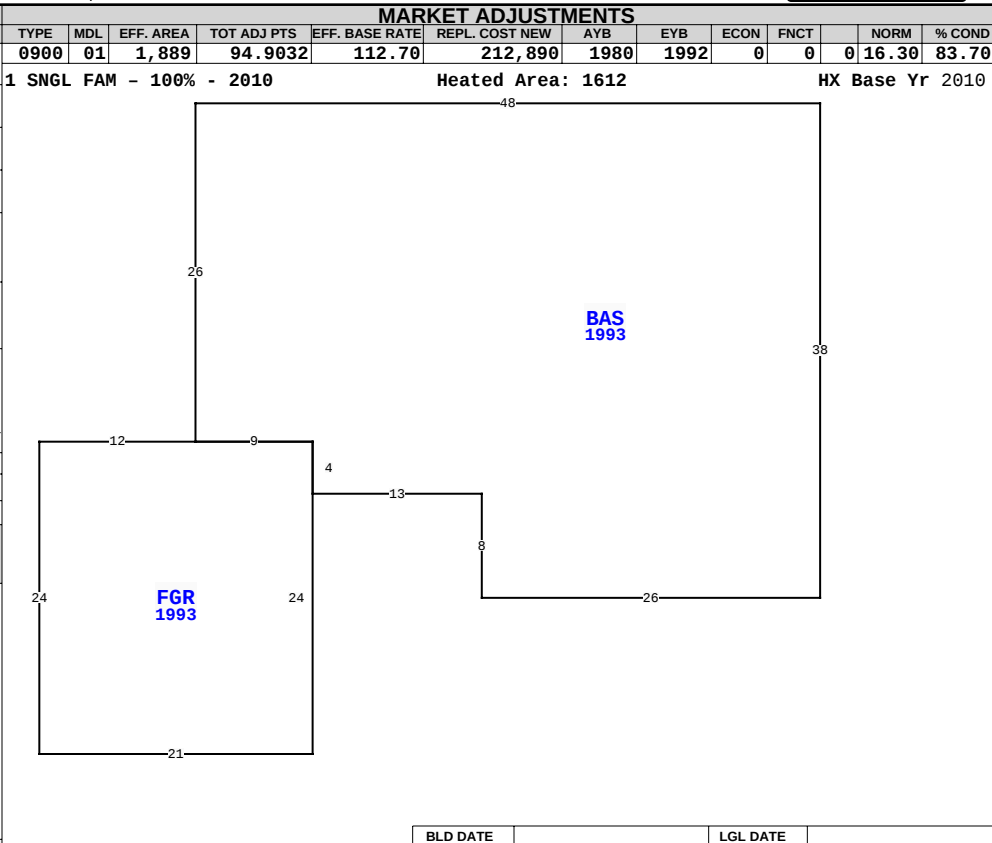
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	152,059
FGR	504	55	277	26,129
TOTALS	2,116		1,889	178,189

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	1242	WD DECK A	0 100	0	0	1,350.00	SF	10.00	10.00	100	2000	2000	3	20	2,700	
3	0811	CONCRETE B	0 100	0	0	658.00	SF	5.20	5.20	100	2000	2000	3	80	2,737	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

REVIEW DATE	12/08/2018	BY	KWX
-------------	------------	----	-----



96100 DOLPHIN WAY, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
7,152		

TOTAL OB/XF		
7,152		

Total Acres: 1.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		178,189	
TOTAL MARKET OB/XF VALUE		7,152	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		265,341	
SOH/AGL Deduction		140,426	
ASSESSED VALUE		124,915	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		74,915	
TOTAL JUST VALUE		265,341	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1645/0824	10/08/2009	WD	Q	I	01	182,000
GRANTOR: SUTTON BYROM						
GRANTEE: RADTKE ROBERT B & J						
1598/0232	12/22/2008	CT	U	I	05	91,300
GRANTOR: CLERK OF COURT						
GRANTEE: SUTTON BYROM						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W48 S26 FGR=[YR=1993] W12 S24 E21 N24 W9 \$ E9 S4 E13 S8 E26 N38\$.		